

COMMUNITY CHARACTER ANALYSIS

TPM 20857/ER 04-15-002

Prepared for

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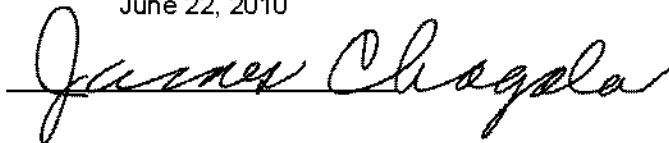
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SUMMARY OF FINDINGS

The project will not have a significant impact to Community Character based upon the following findings:

- The project as proposed will not have significant visual impacts.
- The proposal is consistent with the San Diego County General Plan
- The proposal is consistent with the San Diego County Zoning Ordinance
- The land use proposed and intensity of development will not impact the local community character.
- The building sizes and heights permitted will not be out of character for the surrounding area.

I. INTRODUCTION

A. Overview of the Project

This project proposes a 4 parcel Tentative Parcel Map (TPM 20857) on 21.01 acres gross. The parcels would range in size from 2.68 to 8.65 acres gross and the project would have a density of one dwelling unit per 5.25 acres gross. The property is located the Pine Valley Area (See Figure 1, Regional Location). More specifically, it is located north of the intersection of Old Highway 80 and Pine Creek Road (See Figure 2, Community Location). There is one house on the property that will remain, and 3 additional houses that would be constructed 530, 384, and 288 feet from Pine Creek Road according to the Preliminary Grading Plan.

B. San Diego County General Plan and Zoning

The property is within the Country Town (CT) Regional Plan Category of the San Diego County Regional Land Use Element (See Figure 3, Regional Category). It is located in the Central Mountain Subregional Planning Area and has a plan designation of (1) Residential (See Figure 4, Community Plan Designation). The property is currently classified with the RR.4 and the RS.4 Use Regulations, both with a 2.5 minimum lot size and a density of .4 dwelling units per acre (See Figure 5, Zone Classification). A portion of the property is within the F, Flood Plain and the S, Scenic Special Area Regulations.

C. Characteristics of the Subject Property

The property lies between Pine Creek Road and Pine Valley Creek, with eastern portions of the property lying within both the 100 year flood plain and the floodway of this creek. There is a mild decrease in elevation going from west to east and north to south with elevations ranging from 3665 feet in the northwestern portion to 3635 in the southeastern area.

The property currently has a single family dwelling located outside of the floodplain. Additionally, there are a shed, 3 corrals, a stable, and a water tank. All existing structures are located on the proposed Parcel 3.

D. Characteristics of the Surrounding Area

Land Use

The subject property is surrounded by a combination of vacant land, large lot residential, and higher density residential (See Figure 6). To the southwest and west the area is comprised of vacant large parcels. To the north is a bible camp and parcels that are somewhat smaller with several having single-family dwellings with associated outbuildings. To the east across Pine Creek are a large number of much smaller parcels, with many around .5 acres in size. See Figure 7 for a table showing the parcelization of the surrounding area and Figure 8 showing the location of the various parcel sizes.

Homes in this area are modest in size and tend to be between 2000 and 2500 square feet.

Zoning and General Plan

Zoning:

In terms of the surrounding area, there are a variety of zones with densities ranging from 1 dwelling unit per 4 acres to 2 dwelling units per acre. See Figure 5 for the location of the various zones.

General Plan:

This property is located within the Pine Valley portion of the Central Mountain Subregional Planning Area. In terms of the surrounding area, most of it is located within the (CT) Country Town Regional Category, which is where the higher density is found. The (ECA) Environmentally Constrained Area Regional Category is situated in the far eastern and western areas.

Additionally, there are 3 Plan Designations found in the surrounding area. To the north, south, and west is the (1) Residential, while to the east is the (3) Residential. Beyond the (1) and (3) Residential Designation is the (23) National Forest Designation.

See Figure 4 for the location of the various designations.

II. THE COMMUNITY CHARACTER ANALYSIS

A. Purpose

The purpose of this analysis is to determine community impacts to the surrounding areas and public roads which will result from the implementation of the proposed project.

B. Scope

The area considered for community character use impacts is that area lying within the study area described below. The analysis is limited to the characteristics of the project that will impact the community character of the area as outlined in Section D-3 of this chapter.

C. Focus

This study will focus on the impacts this project will have in terms of those density and visual impacts to the community as a result of the implementation of this project.

D. Methods and Limitations

1. Study Area

In order to determine existing character in an objective manner, it was necessary to establish a specific area that was being reviewed. In this case, a study area was established consisting of the subject property and property within a rectangle extending outward 1320 feet from the smallest rectangle which could be placed over the entire property. This area consists of some 355 acres and is shown on Figure 9. It should be noted that the visual analysis for this project considered a viewshed in excess of the study area.

2. Method

Land uses in the preparation of this report were determined through a combination of several sources. The sources were field investigations and photos, assisted with a GPS Receiver, digitized aerial photo taken in February of 2005, the San Diego County Assessor's Records, and the records of the San Diego County Department of Planning and Land Use.

Distances

Viewpoints were chosen as representative points as well as sensitive public areas. Their location was determined through the use of a GPS Receiver. Distances were then calculated by using a map showing the viewpoints. Where there were significant elevation differences, a model incorporating the Pythagorean Theorem was used to calculate a distances, taking into account the differences in elevations.

Apparent Dimensions

Apparent Dimensions were based upon a person who has normal vision with a one-foot focal point and a field of vision, which covers 165 degrees. The formula that states that the tangent of an angle within a right triangle equals the side opposite the angle divided by side adjacent was utilized. Solving this equation for the side opposite, it was determined that that side equals the tangent of the angle divided by the adjacent side. Thus if the distance to an object is factored into the equation as the side adjacent and the results doubled, the width of the field of vision can be determined. In areas where there is a significant elevation difference between the location of the subject property and the viewpoint, the Pythagorean Theorem was utilized to account for additional distance due to the difference in elevations. Once the field of vision was determined, the proportion of the field of vision utilized by the object simulated could be determined. This proportion could then be applied to the much smaller triangle formed by the field of vision at the focal point. In doing so it could be determined how large a structure at a certain distance would appear to a person with normal vision (Apparent dimensions).

Simulations were created through the use of Sketch-Up, Adobe Photoshop, and Adobe Illustrator software programs with the structure used in the simulation taken from the Sketch-Up digital library of single-family residence designs. The design used was chosen because it most closely resembled homes in the immediate vicinity. Location of the homes was based upon the Preliminary Grading Plan.

3. Factors Considered in Assessing Community Character:

Community Character is an agglomeration of a number of factors which together form the character of an area. The following is a listing of those factors considered in determining the character of the proposed project as well as the area in proximity to the subject property.

- Visual Characteristics
- Land Use and Intensity of the Development
- Building Size, Height, and Location

- The San Diego County General Plan
- The San Diego County Zoning Ordinance

E. Limitations:

The latest available aerial photos were taken in February of 2005, so that some changes could have been made since that time, although the information was verified through field surveys where possible.

III. VISUAL CHARACTERISTICS

A. Existing Visual Characteristics

1. Visual Characteristics of the Surrounding Area

The area to the immediate north is one of grasslands, scattered houses and trees, rock outcroppings, and brush with the bible camp almost completely obscured by vegetation. Figure 10 shows a view from the property and Figure 11 shows one of the homes to the north. To the east is the heavily wooded and denser residential area along Valley View Drive and the ridge further east. Figure 12 is the view of this area from the subject property. Figure 13 shows the street scene of Valley View Drive.

To the south is an area of grasslands with some rock outcroppings and fewer houses or trees than to the north (See Figure 14). To the west is an area of scattered trees, rock outcroppings and brush, which is essentially vacant (See Figure 15).

b. Visual Characteristics of the Subject Property

The property currently has one home and several outbuildings. The area most to the east is within the floodway and floodplain of Pine Valley Creek and has natural vegetation and rock outcroppings. The area to the west, where the 3 additional homes will be constructed, is grassland.

2. Viewshed

The viewshed was calculated through a large number of cross sections that take into account topographic features and line of sight. In this type of terrain, it is impossible to precisely determine every point that may have a view of some point of this project. Thus the view-shed map presented only those areas within 1 mile of the subject property. For the generalized concepts of this report, this method was deemed sufficiently accurate to provide an idea where major view corridors exist into this property.

It should be noted that the viewshed is based on topography, and neither vegetation nor buildings has been taken into account. Those areas that actually have a view of the subject property were determined by inputting field observations to the viewshed analysis.

Figure 16 indicates approximately the areas within the viewshed as defined topographically.

3. Viewpoints

6 viewpoints were chosen to provide a representative sample of views into the property from key locations in the area. Of concern were views from Pine Creek Road, Old Highway 80, and Valley View Trail. Simulations were done only from Viewpoints 3 and 4 because these points are where the proposed homes would be the most visible.

There will also be a view of the home on Parcel 1 from the crossing of Pine Valley Creek, but the view is blocked by vegetation for all but 20 feet. At a speed of 20 miles per hour, this view would have duration of .7 seconds.

Calculations of apparent sizes and simulations were made from these viewpoints assuming a 2425 square foot building plus a 400 square foot garage. Dimensions used were 21 feet high, 113 feet long, and 25 feet wide.

Figure 17 shows the location of the 6 viewpoints.

Viewpoint 1

Viewpoint 1 is located along Valley View Trail and is 788 feet from the approximate location of the nearest proposed home. This area is where the very large majority of residents live in the study area. Due to the dense vegetation along this route and the density of the homes, this was the only point along this road that the subject property would be visible. It is possible that some of these homes could have a view out of their rear yards, but photos could not be taken from these points without trespassing. The view from the street is shown on Photo 1 of Figure 18. The arrow points to the location of the proposed home.

From this location the nearest home would appear to someone with normal vision to be 1.72 inches long, .38 inches wide and .32 inches high.

Viewpoint 2

Viewpoint 2 is located north of the property along Pine Creek Road. It is the first point traveling south where the subject property would be visible. This viewpoint is 1,156 feet from the approximate location of the nearest proposed home. The view from the street is shown on Photo 2 of Figure 18. The arrow points to the location of the proposed home.

From this location the nearest home would appear to someone with normal vision to be 1.17 inches long, .26 inches wide and .22 inches high.

Viewpoint 3

Viewpoint 3 is also located north of the property along Pine Creek Road at the location of the nearest home to the north. This viewpoint is 478 feet from the approximate location of the nearest proposed home. The view from the street is shown on Photo 1 of Figure 19. The arrow points to the location of the proposed home. Photo 2 of Figure 19 shows the simulation of the two proposed homes.

From this location only the width and height would be measurable. The nearest home would appear to someone with normal vision to be .53 inches high and .63 inches wide.

Viewpoint 4

Viewpoint 4 is located south of the property along Pine Creek Road. This viewpoint is 702 feet from the approximate location of the nearest proposed home. The view from the street is shown on Photo 1 of Figure 20. The arrow points to the location of the proposed home. Photo 2 of Figure 20 shows the simulation of the two proposed homes.

From this location only the width and height would be measurable. The nearest home would appear to someone with normal vision to be .36 inches high and .43 inches wide.

Viewpoint 5

Viewpoint 5 is located south of the property along Pine Creek Road at the first point traveling north that the subject property would be visible. This viewpoint is 917 feet from the approximate location of the nearest proposed home. The view from the street is shown on Photo 1 of Figure 21. The arrow points to the location of the proposed home.

From this location only the width and height would be measurable. The nearest home would appear to someone with normal vision to be .27 inches high and .33 inches wide.

Viewpoint 6

Viewpoint 6 is located south of the property along Old Highway 80 at the location of the nearest point on this road that the subject property was visible. This viewpoint is 2,224 feet from the approximate location of the nearest proposed home. The view from the street is shown on Photo 1 of Figure 21a, while the simulation from this point is shown on Photo 2 of Figure 21a. The arrow points to the location of the proposed home.

From this location the nearest home would appear to someone with normal vision to be .61 inches long, .13 inches wide and .11 inches high. Additionally, there is an

elevation drop in the center of the property so that, as Figure 21a shows, the lower portions of the proposed homes are not visible from this Viewpoint.

B. Elevation Profiles

Three elevation profiles have been prepared. Elevation Profile A begins at Viewpoint 1, Elevation Profile B begins at Viewpoint 3, and Elevation Profile C begins at Viewpoint 4. Each profile extends through the property, with their locations shown on Figure 22. Figure 23 shows Profiles A and B, and Figure 24 shows Profile C.

C. Scenic Highway Element

There are no roads in the vicinity of the project which are listed within the Scenic Highway Element. There is some discussion within the Central Mountain Subregional Planning Area Text that portions of Old Highway 80 should be classified as a Scenic Highway. Even if this was to happen, Old Highway 80 is over .4 of a mile from this site and at this distance the homes would be barely visible.

D. Scenic Special Area Regulations

A portion of this property has the S, Scenic Special Area Regulator. There are detailed requirements in the Zoning Ordinance regarding granting permits for development for any property with this designation. As part of this application, a waiver will be requested to the Site Plan requirement pursuant to Section 7156 a. of the County Zoning Ordinance.

E. Conclusion:

There will not be a significant visual impact as a result of the implementation of this project for the following reasons.

a. The density of the proposed development will be one dwelling per 5.25 acres, which is consistent with the general plan and zoning for the area. This is far less dense than the residential area along Valley View Trail. Thus while there will be 3 additional homes on the property, they will be spaced so as to not be visually impactive to the area.

b. The area which has the largest number of residents is Valley View Trail. This area is heavily vegetated with the homes close together so that views from the

public portion of this area to the subject property are almost entirely blocked. In areas where the houses are visible, they will be from 600 to 1,000 feet distant.

c. There is very little vegetation along the east side of Pine Creek Road and views from this road will generally be unobstructed and, in places, closer than views from Valley View Trail. This view extends approximately .23 miles when traveling south as shown on Figure 18, Viewpoint 2, and .18 miles when traveling north as shown on Figure 21. However, the proposed pads are 530, 384, and 288 feet respectively from the roadway, which would reduce the visual impacts. Additionally, by comparing the houses shown to the north on Figures 10 and 11 with the simulations on Figures 19, and 20, it can be seen that they will not be visually more impactful than the homes which already exist and are visible from this roadway.

d. Views from Old Highway 80, the main public thoroughfare in the area will, at the closest point, be .42 miles from the property, and the longest dimension will appear to be .61 inches in size.

e. The Department of Environmental Health has limited homes to three bedrooms because of septic tank requirements, and the homes are likely to be consistent with the modest size of the homes in the area.

f. There are two homes to the north within 1,300 feet that are of the approximate size that would be expected on the subject property. Therefore the proposed development would not be out of character for the area.

g. According to the Preliminary Grading Plan, the homes will be located 530, 384, and 288 feet from the nearest edge of Pine Creek Road so there will be ample separation between this road and the development.

h. The project will not impact any first, second, or third priority scenic highways as listed in the San Diego County Scenic Highway Element.

IV. OTHER COMMUNITY CHARACTER FACTORS

A. The San Diego County General Plan

The property is within the Country Town (CT) Regional Plan Category of the San Diego County Regional Land Use Element (See Figure 3, Regional Category). It also has a plan designation of (1) Residential (See Figure 4, Community Plan Designation). The (1) Residential Designation requires 1 dwelling unit per 1, 2, or 4 acres depending upon slope. Since the density proposed is 5.25 dwelling units per acre, it would be consistent with this designation under any circumstances. Thus this proposal is consistent with the plan that San Diego County has for this area.

B. San Diego County Zoning Ordinance

The property is currently classified with the RR.4 and the RS.4 Use Regulations, both with a 2.5 minimum lot size and a maximum density of .4 dwelling units per acre (See Figure 5, Zone Classification). The minimum lot size proposed is 2.5 acres net. The density proposed is .20 dwelling unit per acre. Thus the proposed project is consistent with the San Diego County Zoning Ordinance.

C. Land Use and Intensity of Development

1. Land Use

The land uses in the area are almost exclusively single-family residential with varying densities. Densities will be described in the next paragraph, but in terms of land use, the residential land use proposed by this development would not be incompatible or alter the community character of the surrounding area.

2. Intensity

Figure 7 indicates there are 164 parcels within the study area. Of these parcels, 146 or 88% are in classifications which are either in the same or smaller than the proposed parcels. Thus the intensity of this development will not be out of character for the surrounding area.

3. Building Size, Height, and Location

1. Building Size:

This development will be a lot sales program and it is not known at this time what the size of the structures will be. However, the requirements of the septic tank approval will limit the residences to 3 bedrooms. Additionally, homes in this area are of a

modest size and it can be reasonably anticipated that the homes on these parcels will also be modest in size.

2. Building Height

As stated above, this is a lot sales program and it is not known what the height of the structures will be. However, the Zoning Ordinance indicates a Height Designator of "G" for all of the subject property. This designator permits a maximum of 2 stories and 35 feet in height. This is the same requirement for the residential uses in the surrounding area. Therefore, under the present zoning, structures on the proposed parcels cannot be any higher than what would be permitted anywhere else within the study area.

Additionally, with the size of the lots proposed and the level terrain, it could be logically be assumed that the homes will be single story.

3. Location

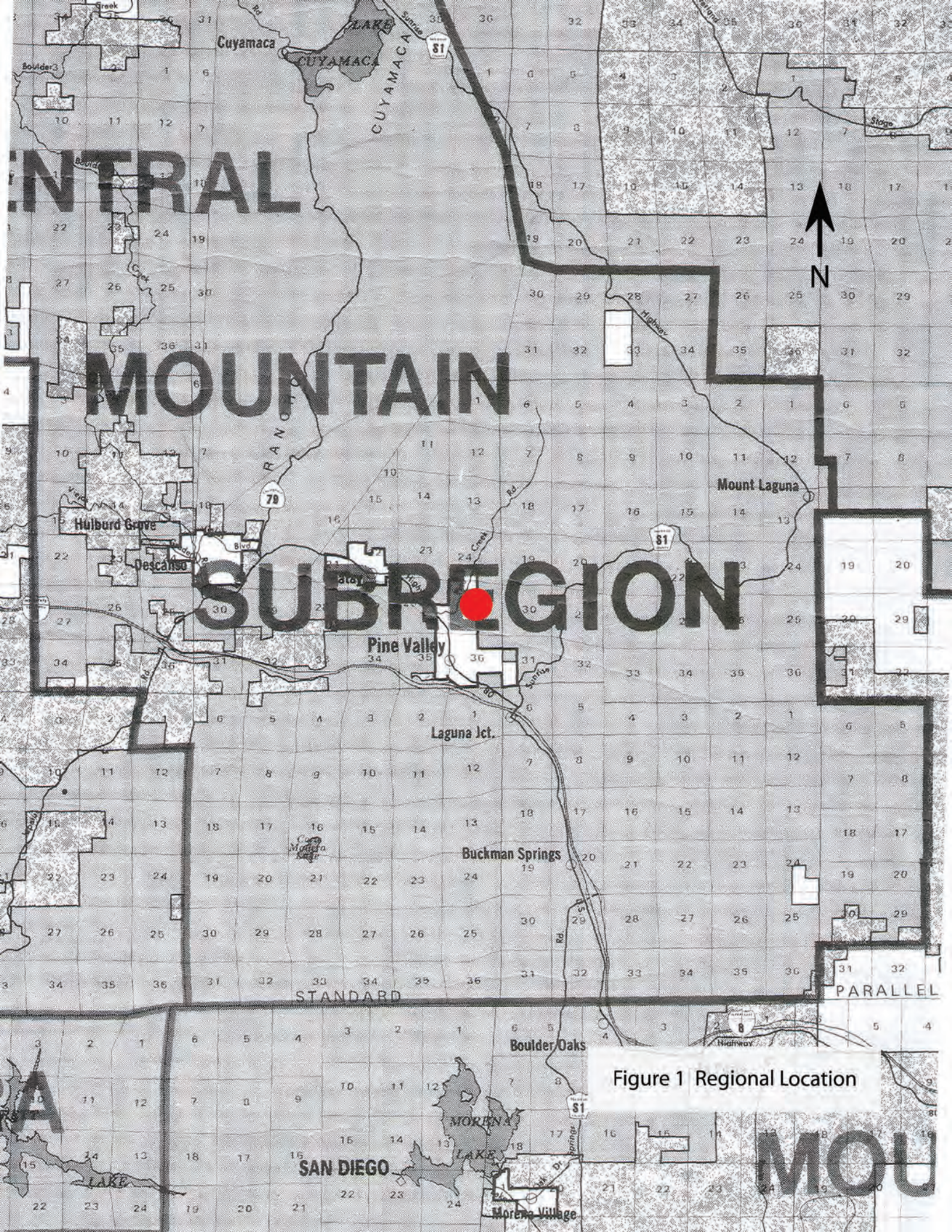
Because this is a lot sales program, it is not known where the new homes will be located. However, the Preliminary Grading Plan shows the location of the proposed homes to be 530, 384, and 288 feet from Pine Creek Road so that there would be considerable separation between the new dwellings and this road. Also the lots tend to decrease in elevation away from Pine Creek Road so the homes will appear smaller as the distance increases from Pine Creek Road.

V. ASSESSMENT OF COMMUNITY CHARACTER IMPACT

It has been determined that due the characteristics of the proposal as well as the surrounding area, there will be no significant impacts to Community Character as a result of the implementation of this project. The specific reasons for this determination are listed below. Each of these points has been elaborated upon previously in the text, and such elaboration has not been repeated.

1. The project as proposed will not have significant visual impacts.
2. The project is consistent with the San Diego County General Plan
3. The project is consistent with the San Diego County Zoning Ordinance.
4. The land use proposed and intensity of development will not impact the local community character.
5. The building size, and height, and location will not be out of character for the surrounding area.

VI. FIGURES



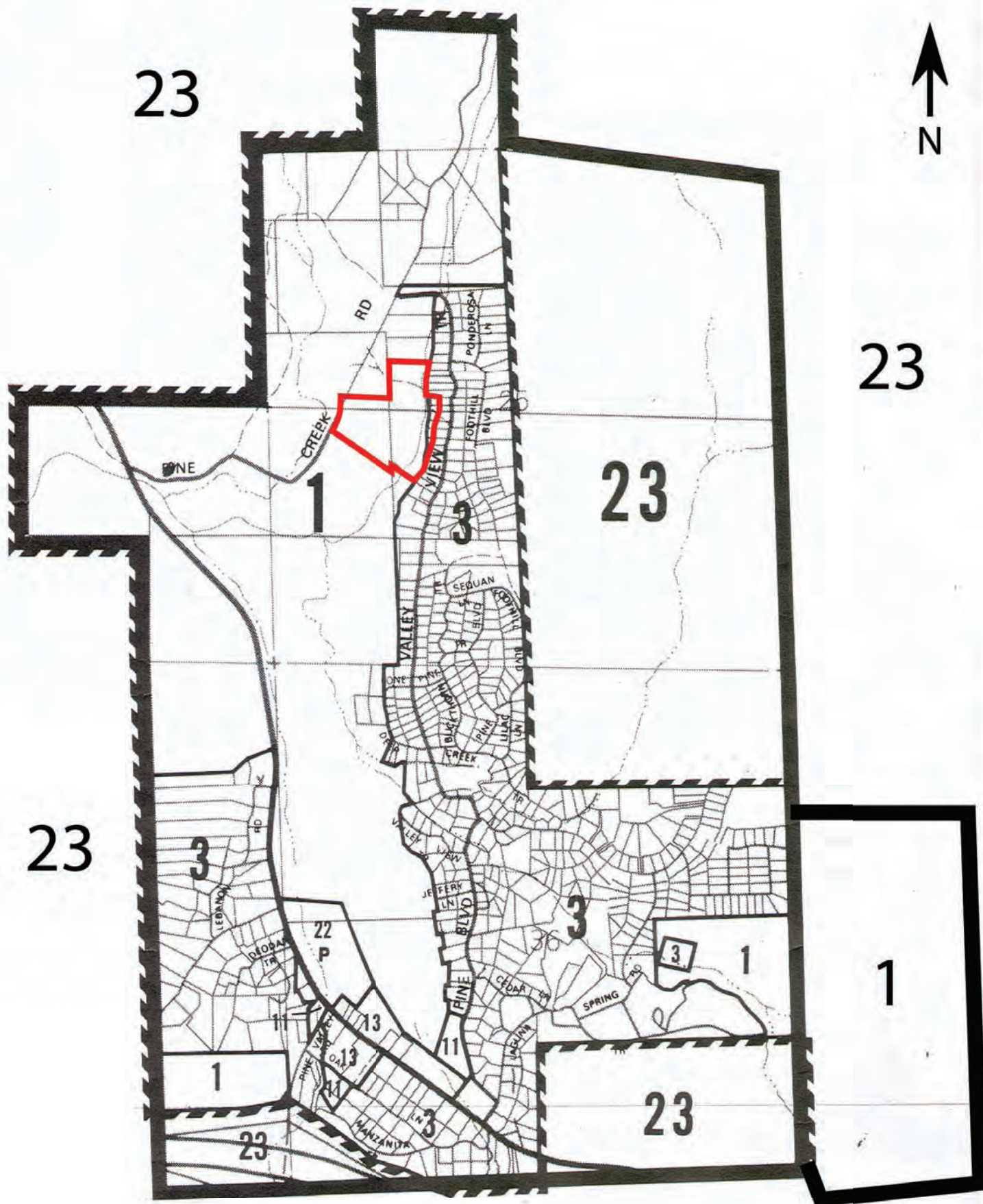


Figure 2 Community Location

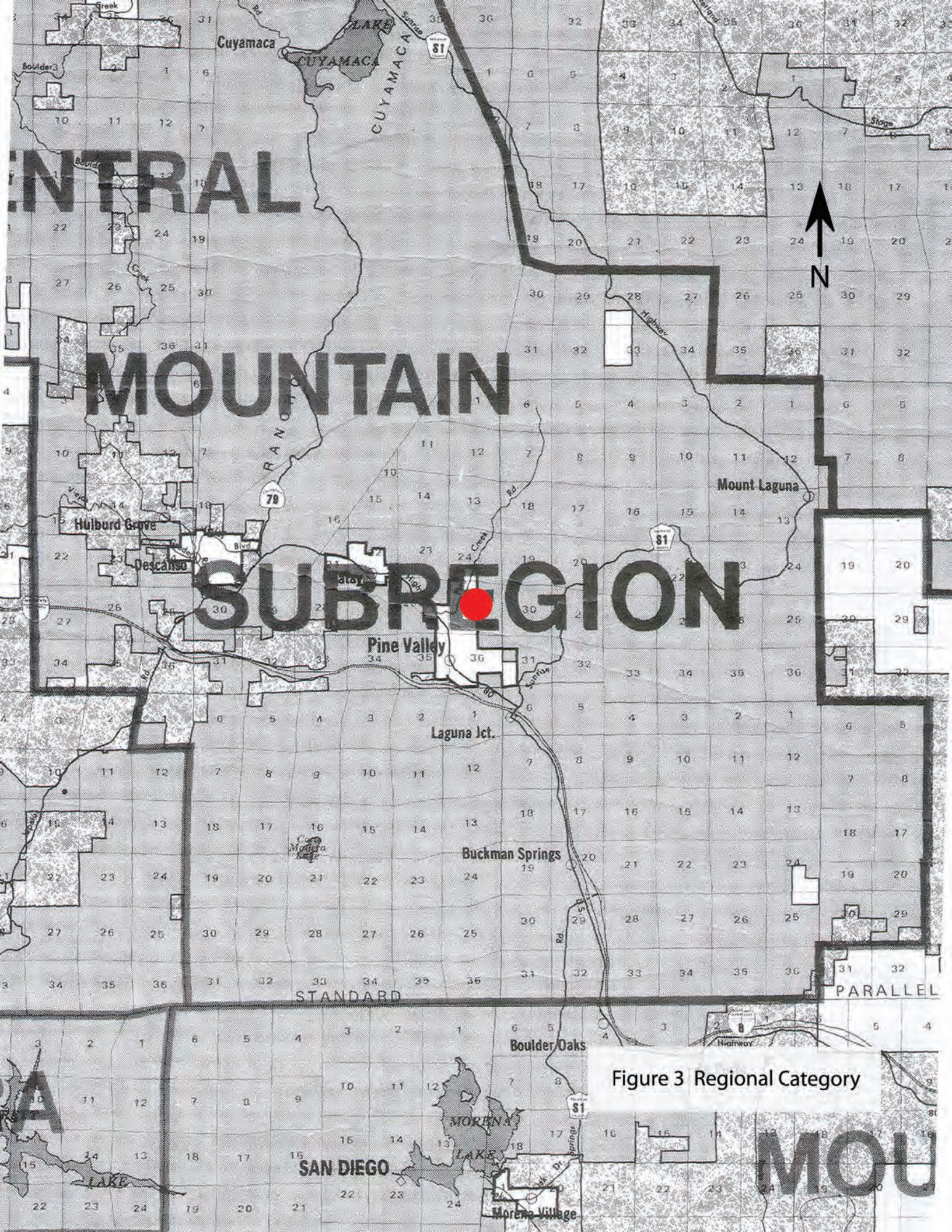


Figure 3 Regional Category

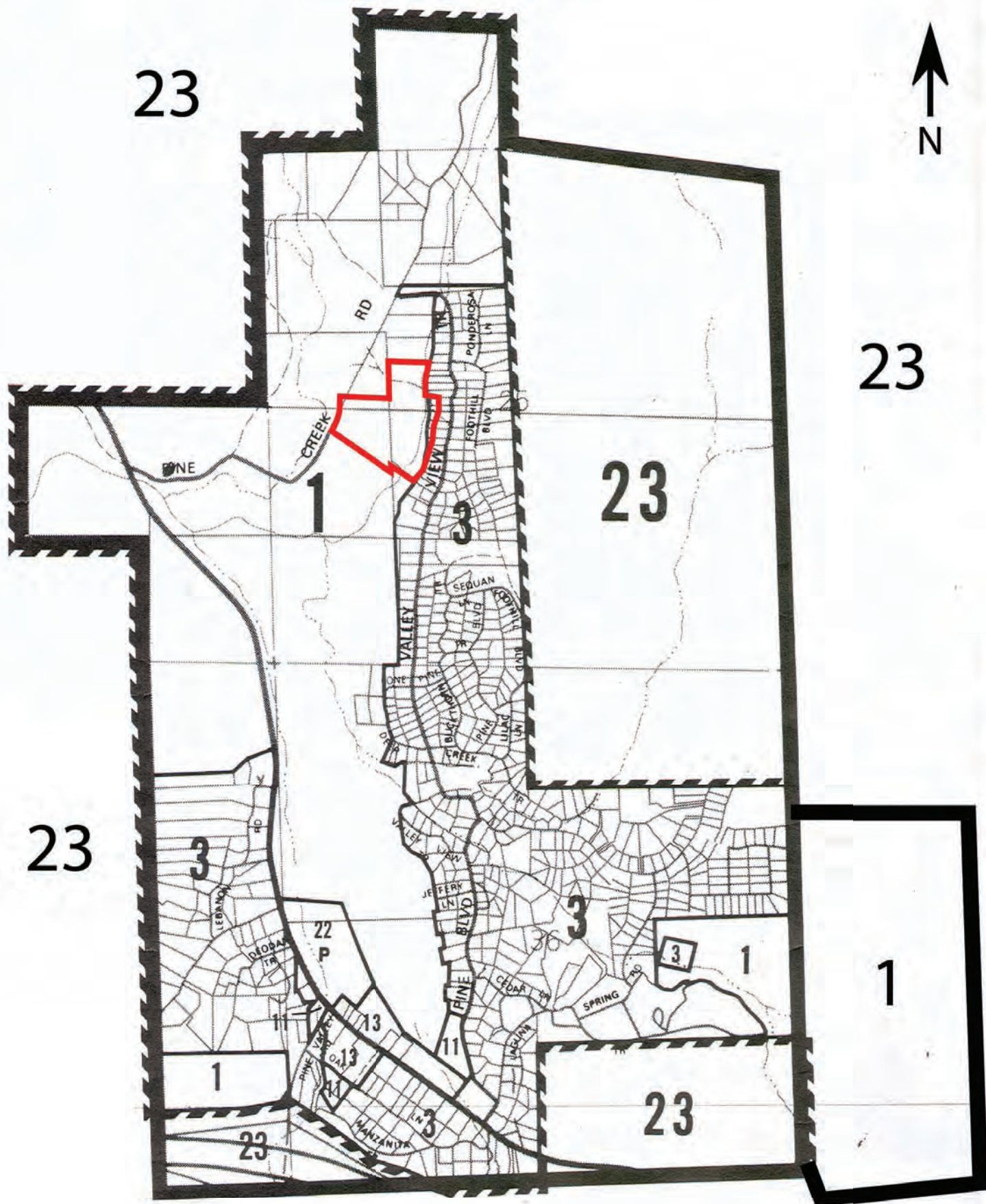
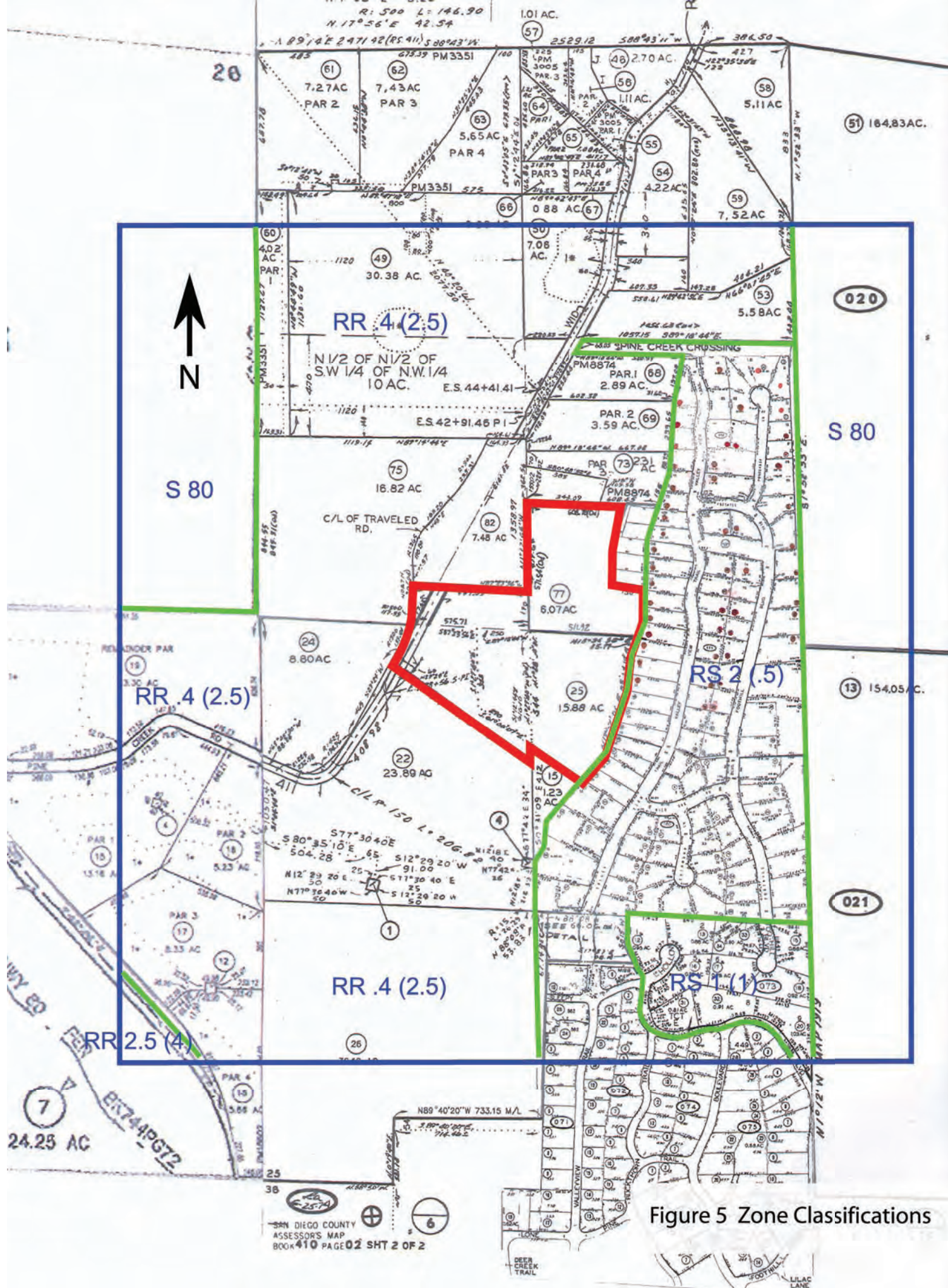


Figure 4 Plan Designations



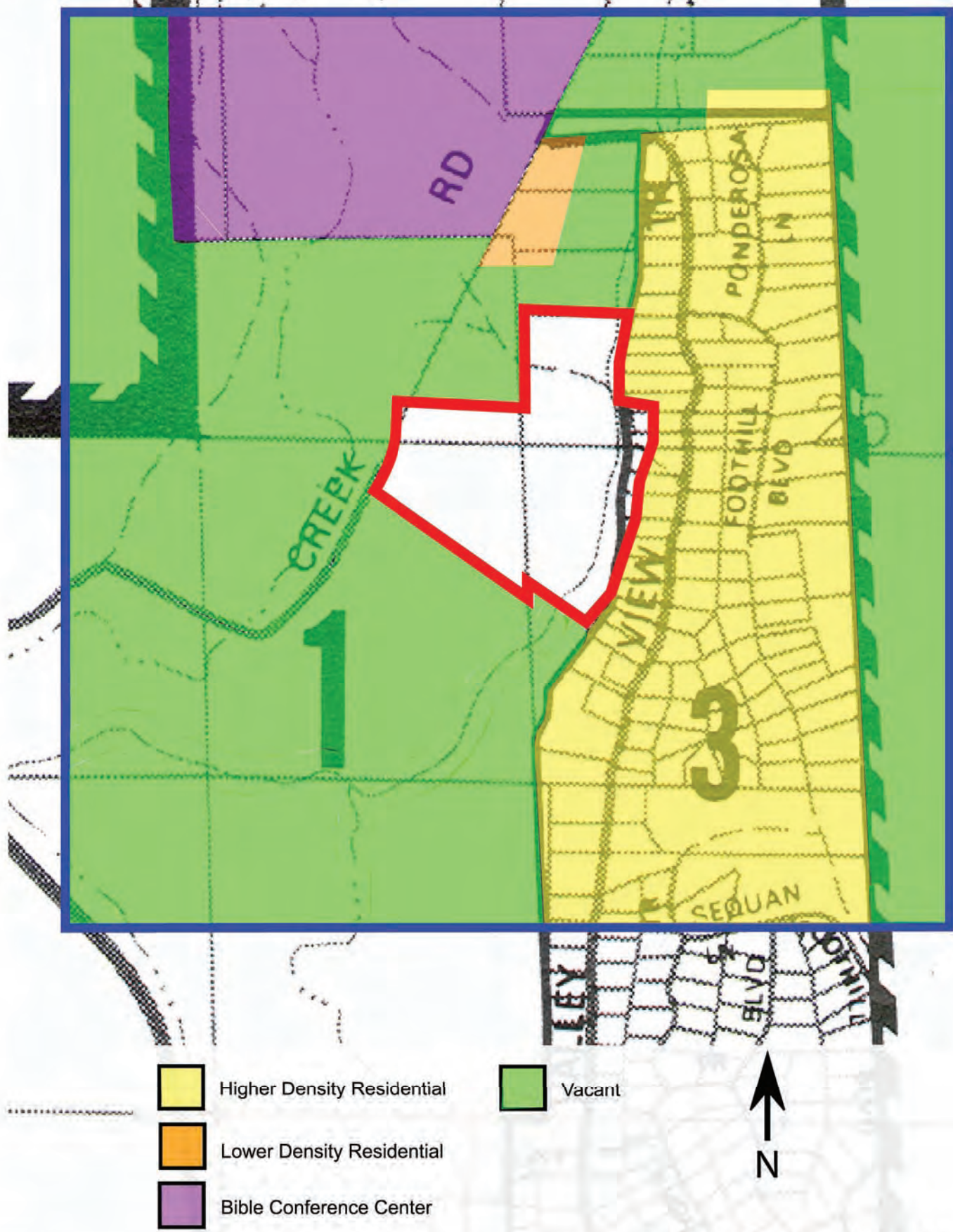


Figure 6 Surrounding Land Uses

PARCEL SIZE TABLE

Acreage Classification	Number of Parcels	Percentage
Less than 1 Acre	138	84%
1-2 Acres	4	2%
2-4 Acres	4	2%
4-8 Acres	6	4%
8-20 Acres	4	2%
20+ Acres	8	5%
TOTAL	164	99%

Figure 7 Parcel Size Table

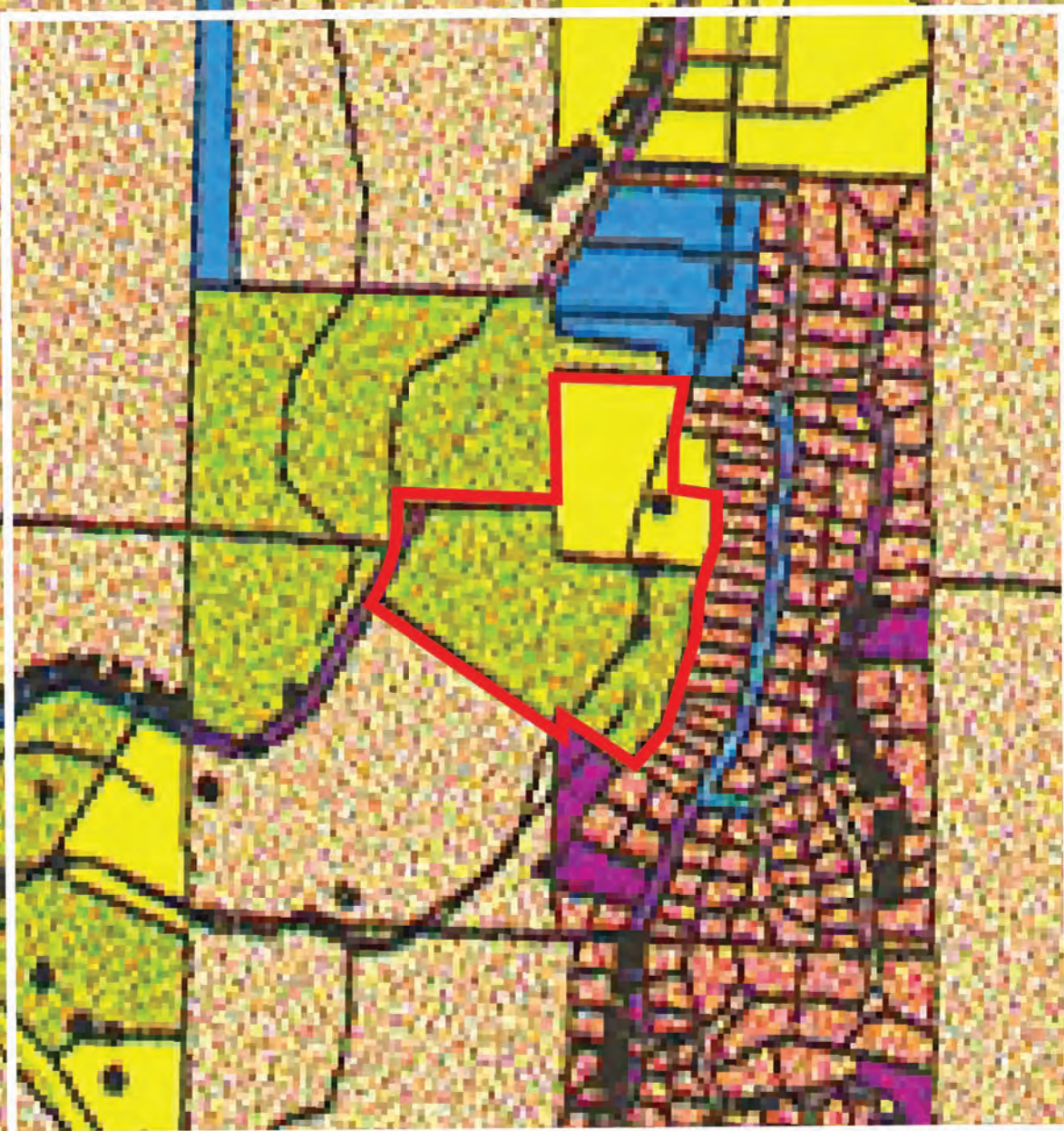


Figure 8 Parcelization



Figure 9 Study Area



Figure 10 View to the North



Figure 11 Home to the North



Figure 12 View to the East



Figure 13 Street Scene along Valley View Drive



Figure 14 View to the South



Figure 15 View to the West

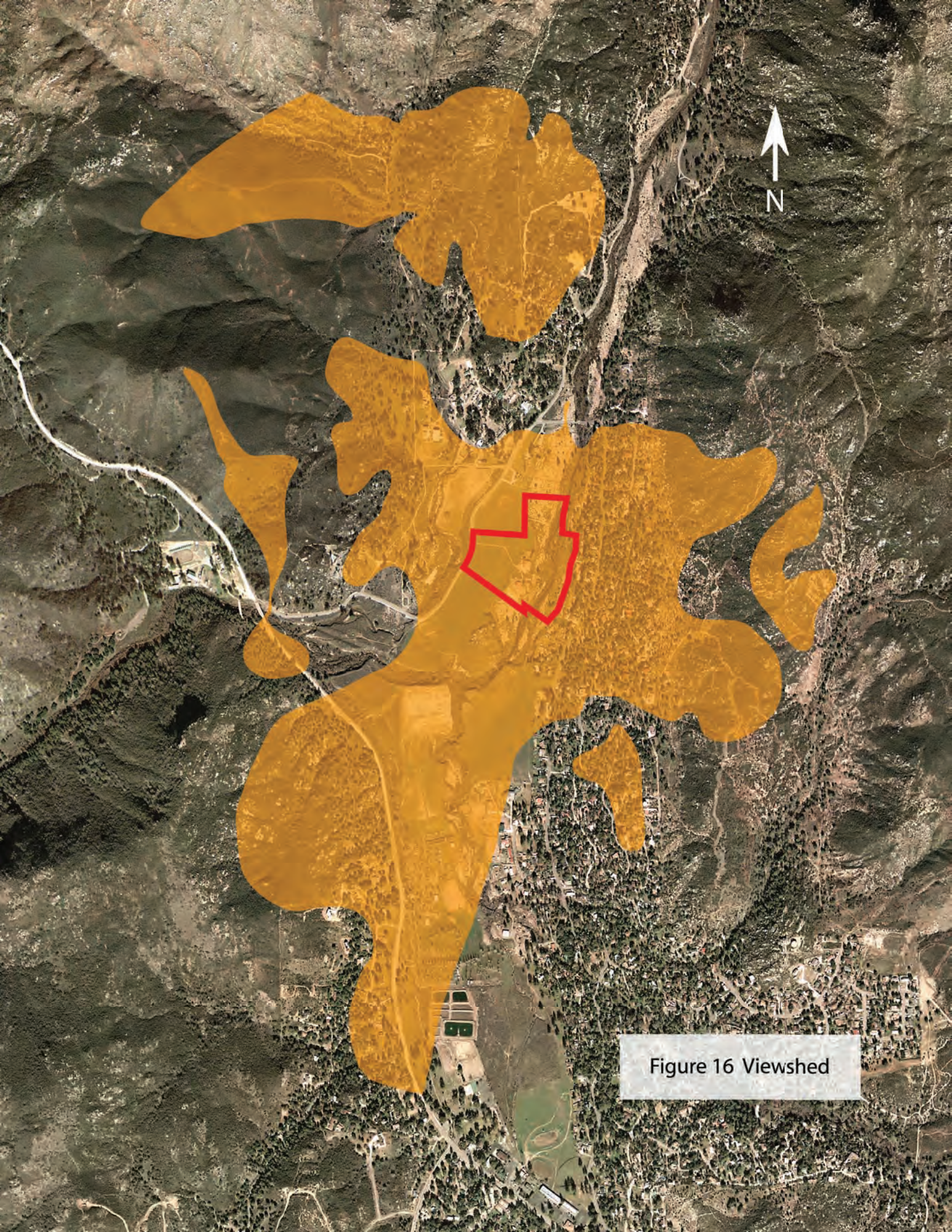


Figure 16 Viewshed



Figure 17 Location of Viewpoints



Viewpoint 1



Viewpoint 2

Figure 18 Viewpoints 1 and 2



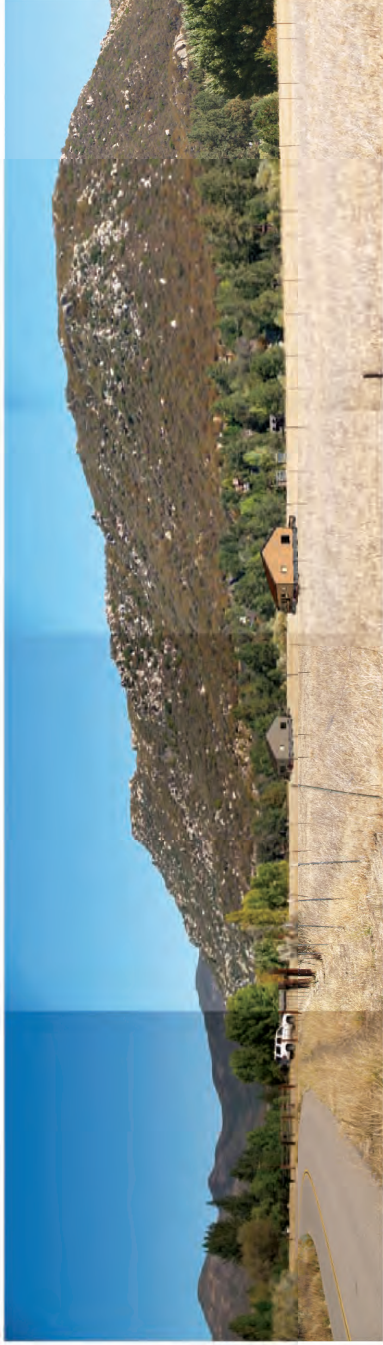
Existing View



View after Development



Existing View



View after Development



Viewpoint 5

Figure 21 Viewpoint 5



Existing View



View after Development

Figure 21a Viewpoint 6

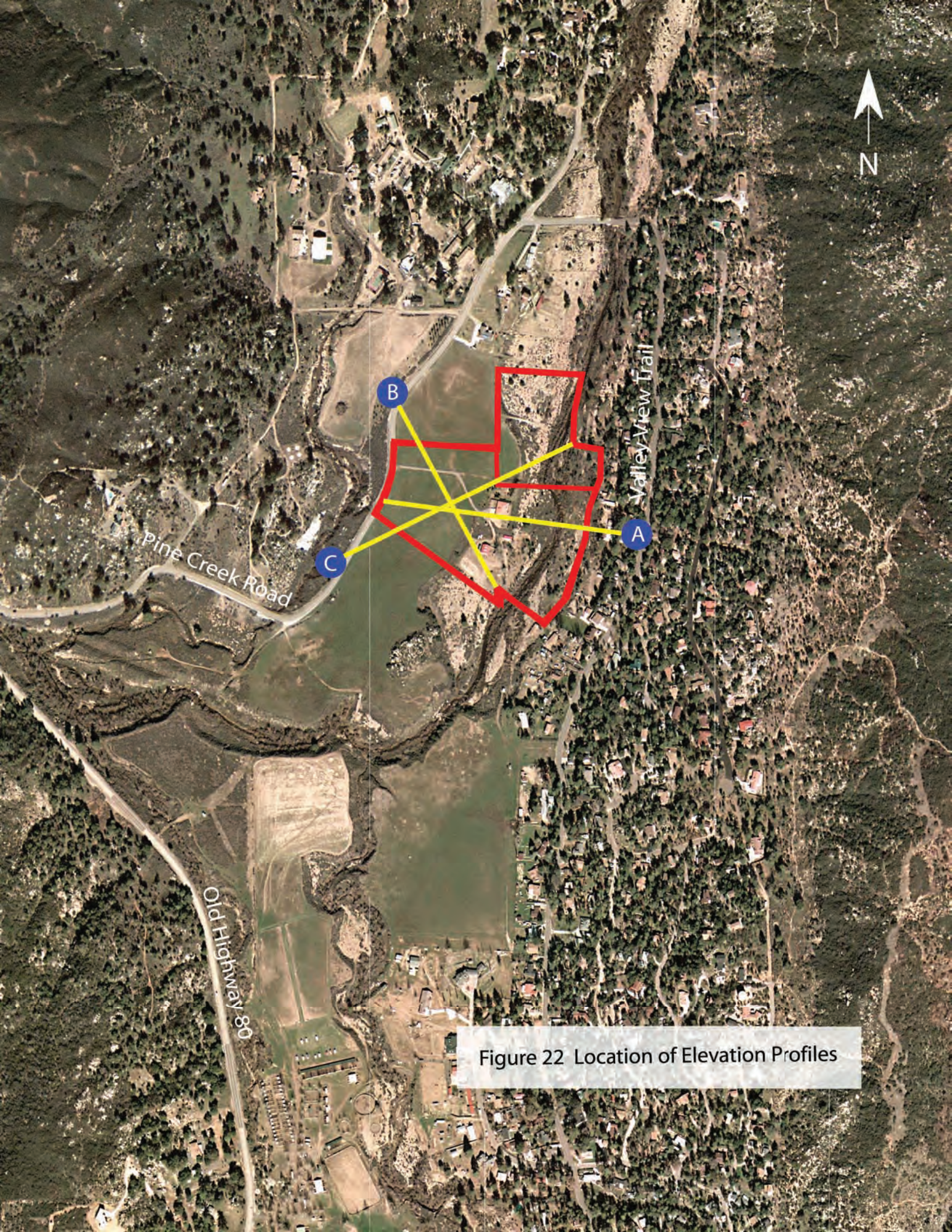
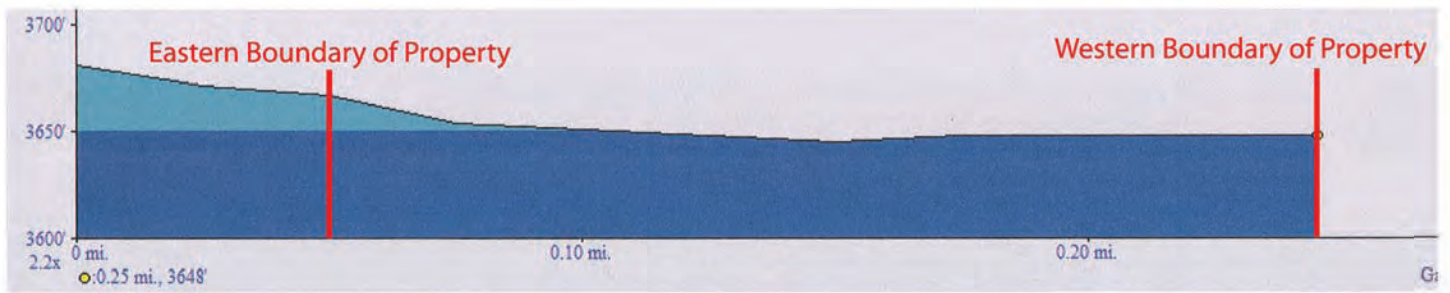
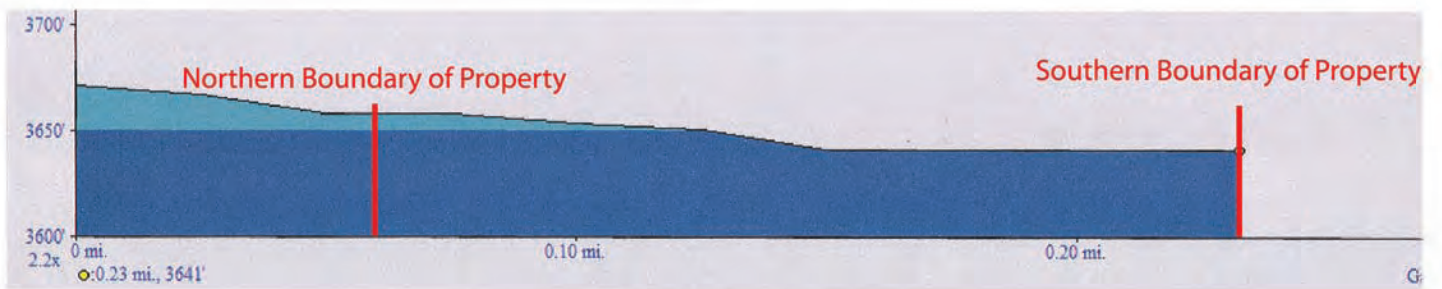


Figure 22 Location of Elevation Profiles

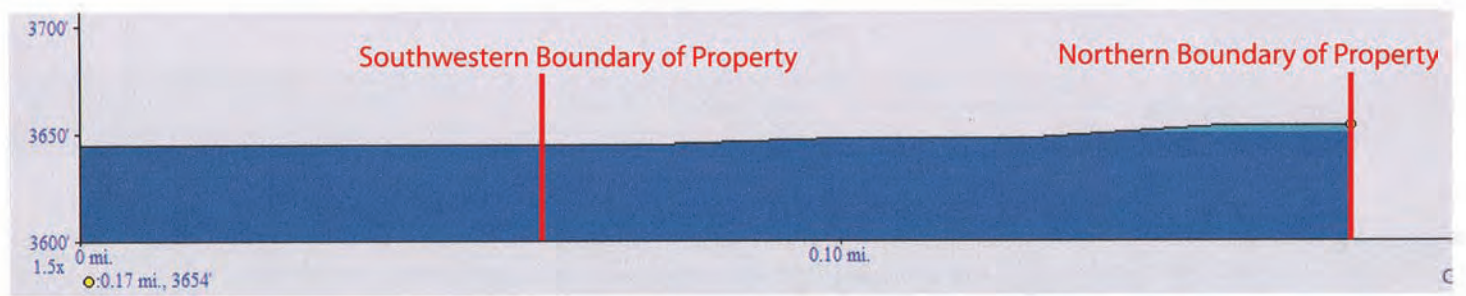


Elevation Profile A



Elevation Profile B

Figure 23 Elevation Profiles A and B



Elevation Profile C

Figure 24 Elevation Profile C

APPENDIX A

Building Dimension Calculations for Nearest Building

TPM
20857

Viewpoint	lot position	Distance	Dimension of object	Apparent Size at focal point
1		788	113	1.720810797
		788	25	0.380710353
		788	21	0.319796697
2		1156	113	1.173010381
		1156	25	0.259515571
		1156	21	0.21799308
3		478	113	2.836820084
		478	25	0.627615063
		478	21	0.527196653
4		701	113	1.934379458
		701	25	0.427960057
		701	21	0.359486448
5		917	113	1.478735005
		917	25	0.327153762
		917	21	0.27480916
6		2224	113	0.60971223
		2224	25	0.134892086
		2224	21	0.113309353